

CLASS A HOME OCCUPATION DECISION CRITERIA***Land Use Code 20.30N.140***

4/18/02

The Director of Planning & Community Development may approve or modify and approve a Class A Home Occupation Permit if the following decision criteria are met:

1. The business does not involve automobile related services, warehousing of more than 1,000 cubic feet of materials, or external storage of goods, and
2. The business is conducted wholly within a structure and utilizes no more than 25% of the gross floor area of the structure in which it is located, and
3. No more than 1 person who is not a resident of the dwelling is participating in the business at the dwelling, and
4. There is no exterior display; no exterior alteration of the property, including expansion of parking; no exterior sign other than business signage on the applicant's vehicle; and no exterior storage of materials or other exterior indication of the business, and
5. There is no variation from the residential character of the premises, and
6. There is no structural alteration to the interior or exterior of the structure which changes its residential character, and
7. There is no use of electrical or mechanical equipment which would change the fire rating of the structure or which would create visible or audible interference in radio or television receivers or which would cause fluctuations in line voltage outside the dwelling, and
8. There is no noise, vibration, smoke, dust, odor, heat, or glare produced by the business which would exceed that normally associated with a dwelling, and
9. In addition to parking required for the residents, there are no more than 2 vehicles parked on or in the vicinity of the property as a result of the business at any one time, and
10. There are no more than 6 client visits per day and there is not more than 1 client on the premises at any one time. One client does include a family arriving in a single vehicle, and
11. There are no more than 2 deliveries per week either to or from the residence by a private delivery service and no other use of a commercial vehicle other than that normally used by the applicant or an employee, and
12. If deemed necessary, the business has been inspected by the Bellevue Fire Department and the applicant commits to implement all required corrective measures within the stated time period.